



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**178 WALGROVE Manor, Calgary T2X 5N9**

MLS® #: **A2209140**

Area: **Walden**

Listing Date: **04/06/25**

List Price: **\$679,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2025**

Lot Information

Lot Sz Ar: **2,891 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,874**  
Low Sqft:  
Ttl Sqft: **1,874**

DOM

**16**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,City Lot,Few Trees,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction:  
**Vinyl Siding,Wood Frame**  
Flooring:  
**Carpet,Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator**  
Int Feat: **Bathroom Rough-in,Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Walk-In Closet(s)**  
Utilities:

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Nook	Main	11`4" x 9`0"	Great Room	Main	11`10" x 12`0"
Kitchen	Main	8`10" x 12`4"	2pc Bathroom	Main	3`2" x 7`4"
Foyer	Main	7`0" x 7`8"	Bedroom	Second	10`0" x 10`4"
Bedroom	Second	10`0" x 10`4"	4pc Bathroom	Second	9`6" x 7`8"
Laundry	Second	7`0" x 5`5"	Bonus Room	Second	11`6" x 13`10"
Bedroom - Primary	Second	14`8" x 17`0"	5pc Ensuite bath	Second	7`8" x 15`2"
Legal/Tax/Financial					

**2410617**

Pub Rmks:	Welcome to 178 Walgrove Manor SE, a beautifully crafted two-story home in the highly desirable community of Walden in southeast Calgary. Built by Daytona Homes, this thoughtfully designed residence offers modern comfort, a functional layout, and over 2,000 square feet of stylish living space, all nestled in a quiet, family-friendly neighborhood. As you enter the main floor, you're greeted by a welcoming foyer at the front and a mudroom off the double-attached garage, creating a convenient transition space whether you're coming or going. Between the two entrances, you'll find a large closet for storage and a two-piece bathroom, making this front section both practical and guest-friendly. Heading toward the rear of the home, the space opens up into a bright and airy kitchen with a large central island, perfect for cooking, casual dining, or gathering with friends and family. The kitchen flows effortlessly into the great room and eating nook, creating a wide-open main floor ideal for entertaining or everyday living. Upstairs, two well-sized bedrooms at the back of the home offer comfort and privacy, sharing a modern four-piece bathroom. A laundry area and a spacious bonus room sit between the bedrooms and the primary suite at the front, separating the living areas and creating a perfect layout for families. The primary bedroom is a serene retreat, complete with a five-piece ensuite featuring dual sinks, a soaker tub, a separate shower, and a large walk-in closet to top it all off. Located in Walden, a community known for its parks, pathways, and access to major amenities and roadways, this home offers the perfect blend of convenience and suburban charm. With Daytona Homes' signature craftsmanship and commitment to customer satisfaction, 178 Walgrove Manor SE is ready to welcome you home. Book your private tour today and experience all this property has to offer.
Inclusions:	N/A
Property Listed By:	Royal LePage Benchmark

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